

MBR Board Meeting August 2024

Friday, August 16, 2024 8:11 PM

August 16 2024

[Link to meeting at end of note.](#) - NOTE: THIS IS A NEW INVITE FOR 2024

AURAL HYGEINE: FOLKS NEED TO KEEP THEMSELVES MUTED UNLESS THEY HAVE THE FLOOR. THIS PARTICULARLY APPLIES TO BOARD MEMBERS.

FOLLOWING OUR RULES, THE MEMBER COMMENT PERIOD IS FOR MEMBERS TO PROVIDE THE BOARD WITH COMMENTS. THIS IS NOT Q&A OR TIME FOR BOARD RESPONSES TO MEMBER QUESTIONS. MATERIAL DIALOGUE WITH Q&A NEEDS TO HAPPEN OVER SNAILMAIL OR EMAIL.

ALL QUESTIONS AND OFFICIAL CORRESPONDENCE FROM MEMBERS MUST BE SUBMITTED BY EMAIL OR SNAIL MAIL.

To facilitate moving the meeting along, all presenters (Members, Staff, Board Members) will be limited to floor time for each of their sections:

- Members two mins presentation per item.
- Staff and board members: five minutes.
- Everyone: please be succinct and Do not waste everyone's time.
- **Everyone: keep your mic muted unless you have the floor.**

1. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, the MBR August 2024 Board meeting is called to order @ 19:01
2. In attendance:
 - a. Board: Rheannon, Steve, Jolie, Brad, dshill. Deborah, no-show.
 - b. Membership: Dave Clemens, Hamed Mortazavi
3. Consent Agenda Items
 - a. Treasury, Financials -
 - a. [2024 Monthly Financials Sharepoint](#)
 - b. [2023 Annual Financial Statements](#)
 - b. Secretary, minutes: [MBR Board Meeting July 2024](#)
 - c. President - n/a
 - d. Legal - n/a
 - e. Violations -n/a
 - f. G&M - n/a
 - g. Property Standards - n/a
 - h. *** END OF CONSENT AGENDA ***
4. New and Continuing Business
 - a. Treasury, Financials -
 - a. Account Receivables are building, mainly from long-term offenders who are back at not paying their dues.
 - b. Amounts
 1. Total owed: \$13,380
 2. Current: \$772
 3. 30 days: \$102
 4. 60 days: \$26

5. 90 days +: \$7,534
- c. Individual Accounts:
 1. [14062] \$1,697 (\$1,000 > 90 days); same owner that cut us a check last year after being in arrears to the amount of \$30K.
 2. [17032] \$3,527 (\$3,343 > 90 days); ongoing problem account. Lien already placed, according to Steve.
 3. [11047] \$1,000 - claims dues sent in, but never deposited. Member has never been late before and was overseas. Rob (previous Treasurer) decided to hold any default or fines until member returns home to the US and can redo a check to us. No penalty. Likely, Angela misplaced check.
 4. [17033] \$1,000 (>90) - husband passed. Was transferring lot to MBR and had sent Documents to transfer property to Rim, but county indicated there were issues with the docs. They need to redo them. MBR to send late letter as first step toward lien.
 5. [17044] \$641 (>90 days)
 6. [19002] \$530 (\$500 > 90 days)
- d. Will need to upgrade quick books to cloud service as desktop app being discontinued.
- e. Pool propane usage has increased 143% vs. previous year-to-date (2023); price of propane has not risen, so has someone changed the temp on the heaters? \$2.3K -> \$5.6K. Answer is someone on previous board raised it to 85F, overruling what the membership requested (82F). [Ed Note: can't find a vote on this temp change. Change was made by previous board member.] UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, pool temp to be lowered back to membership requested 82F.
- b. Secretary - Pickleball survey back. General results:
 - a. Folks living near courts do not want more pickleball; some want no pickleball; Pickleball noise is a big issue for them.
 - b. 129 overall respondents. Waiting to play due to occupied court isn't a major concern. No rules around how long to play, when to pass court to folks waiting.
 - c. Data came back in text, so needs to be aggregated manually.
- c. President
 - a. Pool
 1. Closure
 - a. Close the pool for season on Sunday 15th September.
 - b. Close pool on the 9th and 10th (Monday and Tuesday) of September. This gives staff two days off of pool duty. Also, heavy usage on weekends leads to long period to get pool cleaned out and chemicals balanced.
 2. Any time chemicals or visibility are off, staff should be closing pool, period. Same deal when someone defecates in the pool, which is happening way too frequently.
 - b. Members on fb group squawking for exercise equipment in clubhouse.
 1. Insurance costs already up 25% this year.
 2. We have looked at this repeatedly, and it's a big Insurance liability, especially when unmonitored. Professional equipment costs quite a bit more than home equipment. We cant even get a firm to deliver and install a pool table out here, so who would do the equipment. Servicing equipment would be a big issue.
 3. Managing this as a new thing would be impossible. So, answer is still no.
- c. Speed bumps
 1. Shuksan / Alpine - stop signs being blown through by car drivers.
 - a. Paint stop lines at intersection. - [ed note: as of Sep-4th, lines have been painted.]
 - b. Place temp speed bumps closer to stop intersection. Two sets of bumps east and west of intersection of Shuksan and Alpine.

- c. Long-term would be to put in speed cameras plugged into surveillance and security system.
 - 2. Ask Staff to install one more temporary set of speed-bumps in the section between Pinnacle and Shuksan on Glacier Rim Drive.
- d. The following suggestions we will ask folks who made them to research and submit a completed plan on how to implement, costs, and how they will oversee and manage:
 - 1. Could we offer some sort of Free CPR, pool safety training at the pool? Maybe a class where anyone can come and hold it a few times. I asked the member who reached out if they'd like to join a committee to try and come up with some ideas for this and prices and share with the Board. She said she'd get back to me later.
 - 2. "I'm wondering if a little water safety course could be done for kids and parents, maybe showing the kids what to do if they end up in deep water and realize it, what to do if one is trying to rescue them. And explain why the fire department doesn't want inflatable toys."
- e. Wants to know why members can't use the kitchen? Seems unfair to restrict it when it's being requested. We all own the clubhouse and outside it being unsafe or not in working order, it doesn't seem a good plan to not allow folks to use it on special occasions. [Ed Note: because the majority do not clean up after themselves.] Look into modifying clubhouse rules, add a fee for use of facilities. We will examine. Rheannon to tell Steve how much Autumn will charge to clean Kitchen and Steve will write something up.
- f. SCHOLARSHIP FUND Wants us to consider adding one year's dues set aside that are given to one needy family each year. [Ed Note: in the past members have privately covered dues for members facing difficulty. It's not broadcast, so perhaps this isn't something that needs an additional fix.]. Another thing to manage/implement for the Rim. No to having a Rim managed process. If people want to support their neighbors, they should do so directly.
- g. Concerns that arose during card audit.
 - 1. There are a ton of realtors just holding random cards so they can always get in the Rim. [Ed note: shouldn't realtors have working cards when they have active listings?] The rules around vendors are pretty loose. For instance, now that vendors can't use owner cards, there are a ton of vendors getting their own for construction and various things, but many don't have active projects.
 - a. Do we care that many don't have a reason to have a card?
 - b. Should it be they can't get them without an active reason, and then the card expires unless they are the type of business like fed Ex, UPS, or rental management for instance where they have ongoing business.
 - 2. There are two lock boxes hanging at Grahams Store with realtors names on them that are selling houses in here, so I'm sure those have our gate cards in them for any realtor to grab. I think the person who is listing the house should be who holds the card. They can put it in a lockbox others can use for the time of the sale.
 - 3. But for now I think we do just give them out to anyone who claims to be a vendor. I feel like we are getting stricter with owners and looser with vendors.
- h. Wants us to reinstate a diving Board at pool? (Ed Side note, I don't know that we ever had one; supposedly we did at one time). No. Pool is too crowded.
- i. KEEPING THE GROUNDS FIRE SAFE. Thank you for today's

AGM. This is a follow up to my comment at the AGM to provide an opportunity for members to compost their green yard waste and forest duff that builds up. This would help keep MBR more fire resistant by encouraging owners to maintain a clear space around their homes by providing a way to dispose of yard waste year-round (or perhaps during non-winter months). This could take the form of a compost box, a central disposal point (like the A-frame area has served in the past) or maybe a monthly collection at the end of driveways. Rheannon thinks this is a great idea, but it's going to require someone willing to step up and volunteer for the job and research. Any takers? (Side note—the Firewise program is helpful for this too.) [Ed Note: when we have had DNR here to assess stuff, it's been a bit of a joke. People got instructions to clean gutters when their house had no gutters.] Brad to look into.

j. Trees - Multiple items:

1. Should we add a rule that cutting trees without permission requires a replant if the board desires and requires caring for in the tree until at least 9" and then approval for cutting again.
2. Could we also add a clause that if they choose to sell the home in that time period they are required to make the arrangement with the new owner about the tree/ trees requirements they have. If we add it carefully, the house could not be considered complete until they replant.
We need to find a way to beat these rule loopholes

k. WANTS MORE SPEED BUMPS he wants more aggressive speed bumps. Maybe along Glacier creek road? An additional set of bumps to be installed between Pinnacle and Shusan on Glacier Rim Drive.

d. Legal

- a. Records storage - electronic. Need exists.
- b. Suggested language for rental violations both registering and incomplete registering.
 1. "In the event that the member has had no violations of this provision in 12 preceding months, the fine will revert to a first occurrence." UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, this new language approved.
 2. New Property Standard suggestion
 - a. "Must submit an engineer prepared hydrology study that: Assess the water-related factors that are impacted by the project and a mitigation plan for water related impacts on or to MBRCC property and adjacent properties. Applies on any development from this point forward." UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, this language approved.

e. Violations

- a. June items not yet sent out. Office taking these over.
- b. Set up alias for violations to send emails out. [dshill to set up]
- c. Hannah will send June violations out by Tuesday
- d. [14047] - Appeal for burn ban violation. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS that appeal is denied.
- e. Warning utility trailer
- f. Rest of his stuff in email sent Thursday, which means it's not in the minutes as insufficient time for board members to review before meeting. [Ed Note to board

members: items to be included in Agenda for discussion need to be sent to secretary by Monday morning preceding a Friday board meeting. Otherwise folks will not have sufficient time to review.]

- f. G&M - not present.
 - g. Property Standards
 - a. [13007] Permanent Shed variance installation request. They have other options available - that is, where they can place the shed. Shed is also too close to house for county standards. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, variance request denied.
5. Other - nothing
6. Next BOD Meeting: Friday 13 September (Steve, Brad can't make Sep-20)
7. Exec Session
8. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, the MBR August 2024 Board Meeting is Adjourned @ 20:10
9. ZOOM LINK
- Mt Baker Rim Community Club is inviting you to a scheduled Zoom meeting.
david.hill@mtbakerrim.com is inviting you to a scheduled Zoom meeting.

Topic: MBRCC Monthly Board Meeting 2024

Time: Jan 19, 2024 07:00 PM Pacific Time (US and Canada)

Every month on the Third Fri, 11 occurrence(s)

Jan 19, 2024 07:00 PM

Feb 16, 2024 07:00 PM

Mar 15, 2024 07:00 PM

Apr 19, 2024 07:00 PM

May 17, 2024 07:00 PM

Jun 21, 2024 07:00 PM

Jul 19, 2024 07:00 PM

Aug 16, 2024 07:00 PM

Sep 20, 2024 07:00 PM

Oct 18, 2024 07:00 PM

Nov 15, 2024 07:00 PM

Please download and import the following iCalendar (.ics) files to your calendar system.

Monthly: https://us06web.zoom.us/meeting/tZAsd--gpzkoH9CNNmjP_E-8zOVV537nNRqi/ics?icsToken=98tyKuGsrzssEt2XshyDRpwIBYigM_zxmHpBgvp-sjHoCRBsR06uLM10BOcsR9b-

Join Zoom Meeting

<https://us06web.zoom.us/j/84106892254?pwd=KSijBQ2nzcstsGLajtl4mck4b4qgB.1>

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Passcode: 150402

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